Communication: C 5
VMC Sub-committee
October 4, 2023
Agenda Item # 1

VMC Secondary Plan Update: Preferred Option

Presentation to VMC Sub-committee

October 4, 2023



VAUGHAN ME

A CENTRE

Our Team

gladki planning associates



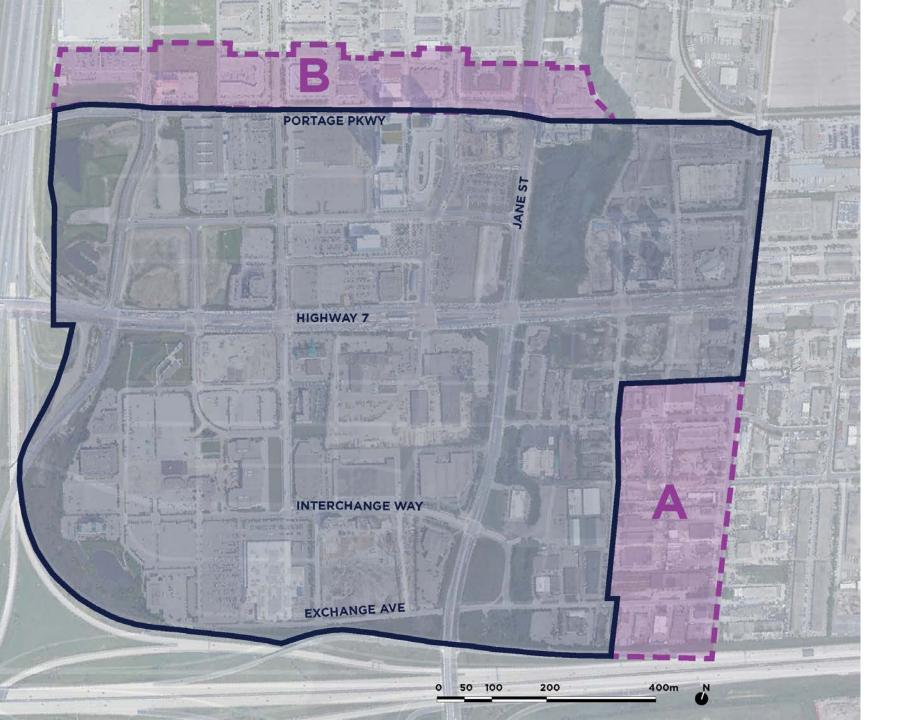
Parcel

Greenberg Consultants Inc.

Study Area

Current VMC Secondary Plan Area

Potential Expansion Areas





VMCSP Update: Process and Timeline*



To review existing policies, initiatives, developments, studies, and background reports. To develop an understanding of current conditions and the opportunities and challenges facing the VMC. To develop a vision and guiding principles as the basis for creation of the Secondary Plan.

Consultation**

- Technical Advisory Committee meeting
- Online survey/engagement
- Targeted engagement with Council and Indigenous groups
- Landowners meetings
- Community meeting

Deliverables

- Background Study Report
- Engagement Summary Memo

To explore different ideas and present preliminary findings for the future of Vaughan Metropolitan Centre, including variations on height and density, transportation networks, land use, parks and open spaces, and community amenities.

Consultation**

- Technical Advisory Committee meeting
- Landowners meetings
- Online engagement
- · Community meeting
- Presentation to VMC Subcommittee

Deliverables

- Office Feasibility Assessment
- Options and Implications (built form, density, land use)
- Engagement Summary Memo



VMCSP Update: Process and Timeline*

We are 2023 2024 here **Draft Secondary Plan**

Recommendations

To recommend and present a preferred option and framework for the VMC.

Consultation**

- **Technical Advisory Committee** meeting
- Landowners meetings
- Online engagement
- Community meeting
- Presentation to VMC Subcommittee



Deliverables

- Preferred Option and Framework
- **Engagement Summary Memo**
- Community Services & Facilities Analysis and Implementation Strategy

To develop an updated Secondary Plan for the VMC.

Consultation**

- **Technical Advisory Committee** meetings
- Public open house
- Statutory Public Meeting and Presentation to Committee of the Whole

Deliverables

- Draft VMC Secondary Plan
- **Engagement Summary Memo**

Final Implementation

To revise and present an updated Secondary Plan for Vaughan Metropolitan Centre, to be brought into force through an amendment to the Vaughan Official Plan.

Consultation**

Presentation to Vaughan City Council

Deliverables

Final VMC Secondary Plan/supporting report/Public Consultation Summary



^{*}Timelines are conceptual and subject to change.

^{**}Public consultation approaches have been based on the status of the COVID-19 pandemic and the need to use virtual platforms in place of in-person events.

Secondary Plan Update

STEP 4 STEP 1 STEP 2 STEP 3 STEP 5 Background and Issues: Recommendations: **Draft Secondary** Review existing policies Final Implementation: Develop and evaluate built Recommend and and background reports Plan: form and land use options, present a preferred Present an Updated to understand **Update VMC** including potential Secondary VMC Secondary Plan option and framework opportunities and Secondary Plan Plan boundary expansion for the VMC challenges for VMC.

Concurrent Studies

Transportation Master Plan Update



Millway Avenue and Interchange Way Class EA Studies



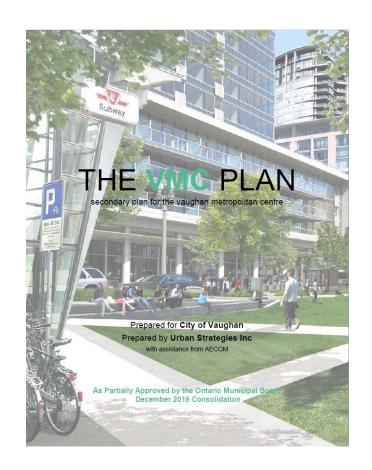
Parks and Wayfinding Master Plan







Vision and Principles



"The City of Vaughan plans to create a downtown – an intense, dynamic community that in time will become the heart of the city, economically, culturally and physically."



Development interest in the VMC has exceeded expectations, resulting in a residential intensity that was not anticipated when the VMCSP was initially developed.

The VMCSP Update will be a **nuanced** recalibration exercise, not a departure from the original plan. Many elements of the original vision are strong and relevant today. The Update will be an opportunity to rebalance the plan to deliver a complete community.



Existing

Transit-oriented Walkable Accessible Diverse Vibrant Green Beautiful

Vision, Principles, Objectives

Missing

Balanced

Provision and delivery of parks, community amenities and retail in step with and to support the population

A ratio of people to jobs that supports the vision of the VMC as the city's Central **Business District**

A variety of built form that creates areas of different character





PORTAGE PKWY HIGHWAY 7 INTERCHANGE WAY EXCHANGE AVE 200 400m

Expansion Areas



Land Use



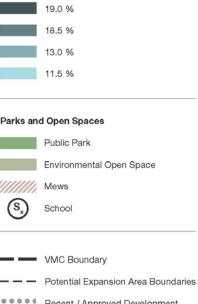


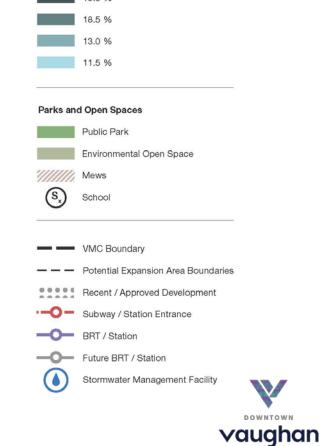


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Non-Res

Mixed Use Non-residential Required





METROPOLITAN CENTRE



Density



∨aughan

METROPOLITAN CENTRE



(S₁) PORTAGE PKWY (S₂) BENT TREE DR HIGHWAY 400 (S₃) APPLE MILL RD BARNES CT **HIGHWAY 7** CELEBRATION AVE DOUGHTON RD Planned Bridge (S₄) S FRESHWAY DR INTERCHANGE WAY (S₅) PEELAR RD EXCHANGE AVE **HIGHWAY 407**

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Height



Over 40 Storeys

Up to 40 Storeys

Up to 35 Storeys

Up to 30 Storeys

Up to 25 Storeys

Up to 20 Storeys

Up to 15 Storeys

Up to 10 Storeys

Parks and Open Spaces

Public Park

Environmental Open Space

////// Mews

School

VMC Boundary

-- Potential Expansion Area Boundaries

Recent / Approved Development

Subway / Station Entrance

BRT / Station

Future BRT / Station

Stormwater Management Facility





Retail

Retail Frontages

Required Retail,
Service Commercial,
Integrated Community Facility
or Public Use Frontage

Recommended Retail, Service Commercial, Integrated Community Facility or Public Use Frontage

Parks and Open Spaces

Public Park

Environmental Open Space

///// Mews

VMC Boundary

Potential Expansion Area Boundaries

Recent / Approved Development

Subway / Station Entrance

BRT / Station

Future BRT / Station

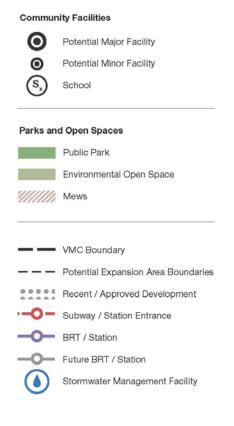
Stormwater Management Facility





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Civic Facilities







By the Numbers

| | Original VMCSP Vision | Option 1 (current boundary) | Option 2 (current boundary) | Preferred Option (current boundary) | Preferred Option (expanded boundary) |
|------------|-----------------------------|-----------------------------|-----------------------------|-------------------------------------|---|
| Population | 50,000 | 98,000 | 118,000 | 93,000 | 103,000 |
| Jobs | 23,000 | 13,000 | 23,000 | 22,000 | 27,000 |
| Pop : Jobs | 2.2 : 1 | 7.6 : 1 | 5.1 : 1 | 4.2 : 1 | 3.9 : 1 |

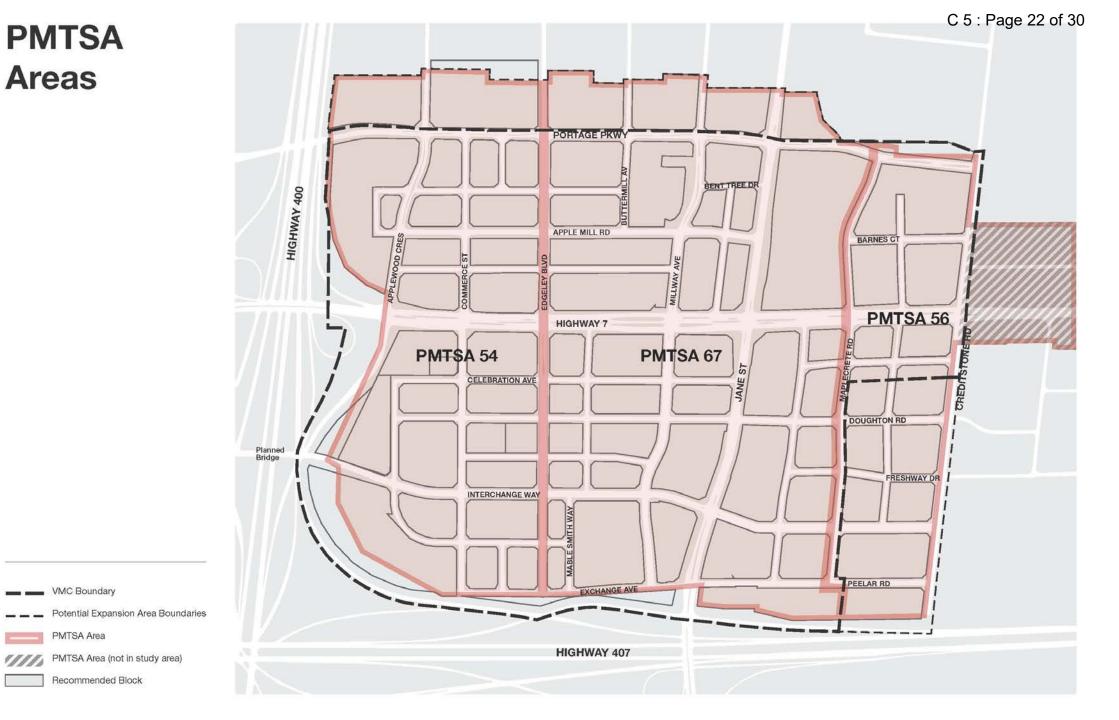
^{*}Draft and subject to change. Estimates take into consideration approved development, but not development currently in the pipeline.

PMTSA Areas

VMC Boundary

PMTSA Area

Recommended Block



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PMTSA Densities

| PMTSA | Minimum Target | Preferred Option |
|-----------------------------|----------------|---------------------|
| PMTSA 55 Commerce BRT | 350 | 373 |
| PMTSA 68 VMC Subway | 400 | 781 |
| PMTSA 57 Creditstone BRT | 300 | 442 |



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Transportation Master Plan

Scope of Assessment

Combined assessment of build out of Weston 7 and the VMC.

Conclusions

- Projected growth overwhelms the multi-modal transportation network
- Gridlock in the peak periods

Challenges

- Area already experiences a high level of congestion
- Scale of growth
- Land use mix heavily weighted to residential leads to many commuting trips
- Transit can only address a fraction of the trips

Potential Solutions

- Manage intensity of growth
- A better balance of uses
- Thresholds to re-evaluate based on modal split and improved infrastructure



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What We Heard: Public

Density

A prominent skyline with a diverse mix of building types and heights, and appropriate separation of tall buildings.

Concerns that there are too many high rise buildings.

Parks & Open Spaces

More accessible parks and green open spaces near residential areas that will offer diverse programming and uses.

Transportation & Parking

Concerns about traffic congestion and road safety.

Pedestrian friendly and walkable neighbourhoods with active transportation infrastructure.

Identified the need for visitor and commuter parking.

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What We Heard: Public

Retail and Placemaking

Variety of retail stores for daily needs within walking distance.

Some recommended that there should be less retail areas to improve traffic congestion

Vibrant public realm with retail, programming, design elements such as street festivals, green public spaces, places to sit and rest, and art installations

Family-friendly

Variety of building types and unit sizes to accommodate families

Variety of civic facilities must provide good service to the area, some recommended that there should be more outdoor amenities such as sports fields

School sites are ideal near the core and higher density areas

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What We Heard: Landowners

Height & Density

Do not want maximum heights and densities

Concern about shift from gross to net density

Concern about height hierarchy given approvals

Non-Res Requirement

Concern about the non-res requirement

Question financial viability of nonres uses

Schools

Support for urban format schools

Civic Facilities

Concern about the locations shown of civic facilities

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What We Heard: External Public Agencies

Schools

Generally satisfied with number and location of school sites

Alternative school formats and dual school sites are currently being explored, but not all schools can be in mixed use format

Servicing

A strong phased approach for implementing servicing infrastructure will be needed to support growth

Traffic

Concern about traffic congestion

Transportation infrastructure improvements are needed to support growth

A phased approach will be necessary

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Next Steps

Step 4: Draft Secondary Plan

- Q1 Draft Secondary Plan
- Q1 Consultation on Draft Secondary Plan

Step 5: Final Secondary Plan & Implementation

- Q2 Statutory Public Meeting
- Q2 Committee of the Whole
- Q2 Council Presentation and Endorsement



